

Minutes

The Housing and Neighbourhood Partnership

Tuesday, 15th May, 2012, 02.00 p.m. at Aspen Gardens, off Waldrige Road, Hardwick, Stockton-on-Tees, TS19 8GB

Chair:

Dave Pickard (Vela Homes)

Members:

Paul Thomas (Central Area Board); Gary Knight (Private Sector Housing SBC); Emma Gordon (SDAIS); Joanne French (Community Campus); Steve Simpson (National Landlords Association); Ian Ramshaw (Lead Commissioner SBC); Simon Callaghan (Habinteg HA); Louise Kilpatrick (Anchor Housing); Steven Walton (Anchor Housing); Janet Stubbs (Jobcentre Plus); Lesley Conroy (Coast & Country); Carole Straughan (Planning SBC); Chris Fixter (Jomast); Barry Jobson (Jomast); Michelle Street (Stockton Flats); Sue Thompson (Teesside Landlords Association); Jim Scollen (Northern Area Partnership); Suzanne Fletcher (Central Area Partnership).

Advisors:

Melanie Howard (Private Sector Housing SBC); Gary Knight (Private Sector Housing SBC); Jane Edmends (Strategic Housing SBC); Simon Rogalski (Strategic Housing SBC); Caroline Wood (Housing Options SBC)

Apologies

Members:

Cllr Julia Cherett (SBC); Tracey Bradburn (Stonham); Andrea Ainsley (Places for People); James Alderton (Home Group); Graham Scanlon (FHM)

Advisors/ Observers:

Helen Dixon (ASB team SBC)

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ITEM/ISSUE	ACTION
<p>HNP 2/12. Minutes</p> <p>Loss of Education Maintance Allowance - it was felt that that there was insufficient information to establish a link between the loss of education maintenance allowance and youth homelessness and that the comments made at the December meeting were not based on evidence from the service.</p> <p>Updating the Housing Strategy Consultation - all Renaissance partnerships to be consulted over the next 4 to 5 weeks.</p> <p>Sustainable Community Strategy - It was asked that following the item on the updating of the Sustainable Community Strategy whether something around fuel poverty was going to be included in the final strategy.</p>	<p>Ensure that comments on fuel poverty had been forwarded to the partnership and engagement team at the Council and that they would be included in the Housing and Environment section of the strategy.</p>
<p>HNP 3/12. Tees Valley Strategic Housing Market Assessment (SHMA) update</p> <p>A presentation and update was given covering the background to the assessment and the key findings, as well as how it assists in shaping future planning and policies. The study was carried out by Arc4 and 3 other Tees Valley Local Authorities were involved in the 2012 update (known as TV4 area in the report)</p> <p>A discussion followed within the group about some of the statistics that had come from the study, and it was agreed that pressure on affordable housing was high. It was asked if there was an up to date definition of affordable housing.</p> <p>Contact: Simon Rogalski Strategic Housing Officer Stockton Borough Council (01642) 528359 simon.rogalski@stockton.gov.uk</p>	<p>Circulate up date definition of affordable housing.</p>

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<p>HNP 4/12. Empty Homes Project</p> <p>Lesley Conroy from Coast and Country Housing gave an update on work that is being carried out on properties identified by SBC as being empty for longer than 6 months and working with the owners to bring them back into use. An empty homes funding grant was used to offer training and employment opportunities to unemployed people, bringing more affordable homes into the area. Coast and Country and Vela have secured funding over the next 3 years for Redcar & Cleveland, Stockton and Hartlepool to invest in 205 homes.</p> <p>Contact: Lesley Conroy Head of Tenant Services Coast and Country Housing</p>	
<p>HNP 5/12. Strategic Tenancy Strategy and Tenancy Policies</p> <p>Jane Edmends circulated a copy of papers to members explaining what this entails; and explained that we are required to have this Strategy in place by 2013. It sets out issues that providers should give regard to in its recommendations.</p> <p>A 6 week formal consultation period on the draft tenancy strategy will be sent to all registered providers to take account of comments after which it will go to Cabinet for approval for Tenancy Strategy to be adopted.</p> <p>Representatives of Registered Partners present updated the group on their progress in developing their tenancy policies.</p> <p>Contact: Jane Edmends</p>	

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<p>Strategic Housing Manager Stockton Borough Council (01642) 526682 jane.edmends@stockton.gov.uk</p>	
<p>HNP 6/12. Refreshment Break</p>	
<p>HNP 7/12. Anchor Housing update</p> <p>Stephen Walton from Anchor gave an update to the Partnership on the organisation and how they now operate within their new structure.</p> <p>The restructure brings benefits for all customers whether they are renting, leaseholder or a care customer as Anchor now have simpler management tiers and it is hoped that this will streamline the process as it will be the same procedure for all areas in the North East.</p> <p>Stephen offered to attend the Partnership on another occasion should the partnership wish to theme one of its future meetings around elderly care.</p>	
<p>HNP 8/12. Asylum Seeker accommodation arrangements in the borough.</p> <p>An update was given by representatives of Jomast who have dealt with the Asylum Seeker arrangements in the past, it was explained that transition does not start until 20th June. G4S now have the contract in this region and they have given a commitment to UK Border Agency that they will try to keep moves to a minimum and within the same locality, any family moves would need to be sanctioned by higher authorities at UKBA, and would plan to be in school holidays. It was understood that asylum seeker numbers in the region were reducing and UKBA are dealing with cases quicker and trying to get them resolved within 6 months.</p>	<p>Anyone interested in taking part please let the Chair or Simon Rogalski know</p> <p>Jomast to raise this with G4S for future multi-agency meetings.</p>

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<p>It was noted that there is a multi agency group chaired by Jomast to address asylum seeker issues in the borough; it would be possible for the partnership to be represented at the meeting.</p> <p>HNP to be asked if they want a rep on the multi agency group. .</p> <p>Contact: Simon Rogalski Strategic Housing Officer Telephone (01642) 528359</p>	
<p>HNP 9/12. Standard Items:</p> <p>A Housing Quality Network summary had been circulated with the agenda.</p>	
<p>HNP 10/12. Annual Items</p> <p>Terms of Reference: Partnership Members were asked to agree these at the next meeting, any comments to be sent to Simon.</p> <p>Nominations for Chair and Vice Chair to be discussed at next meeting.</p>	<p>Members to send any suggested amendments on the terms of reference to Simon Rogalski.</p> <p>Self nomination form to be circulated to members before the September meeting.</p>
<p>HNP 11/12. Stockton Renaissance Update</p> <p>There was nothing more to report at the moment.</p>	
<p>HNP</p>	

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<p>12/12. Any other urgent business</p> <p>Government have put out some funding to deal with Troubled Families, which is a payments by results scheme. Council Cabinet Paper was circulated with agenda.</p>	